

**PARK AND RECREATION COMMISSION  
TOWN OF NEEDHAM, MASSACHUSETTS**

**Minutes of Meeting  
April 7, 2014**

**PRESENT:** Cynthia J. Chaston, Chairman  
David C. DiCicco, Vice Chairman  
Thomas M. Jacob, Member  
Michael J. Retzky, Chairman  
Matthew M. Toolan, Member  
Patricia M. Carey, Director  
Karen A. Peirce, Assistant Director

**GUESTS:** See Appendix A

Mrs. Chaston called the meeting to order at 7:05 PM in Powers Hall located at the Needham Town Hall.

- 1. Public Meeting: Rosemary Pool Study:** On behalf of the Commission, Mrs. Chaston welcomed all attending the meeting. She introduced Mr. Jacob to facilitate the “Future of Rosemary Lake” Power Point presentation. See Appendix B. At the conclusion of the presentation Mrs. Chaston welcomed the public to share thoughts and ask questions.
  - Katy Dirks- She asked about the difference in pricing of the parking lot in Option 3B vs 4A. Mrs. Chaston responded that we have not received an answer from Weston and Sampson at this time.
  - Paul Good- He asked if there are any long term environmental reasons to move the pool into the hill. Mr. Jacob responded that according to Weston and Sampson because the pool wall is currently already there it would be more disruptive to move the pool into the land.
  - Karen Price- She asked about the natural bank around the Lake and would it be built up along the outside of the pool?
  - Arthur Cantor- He asked if it was possible to build the pool in the parking lot. Mr. Jacob responded that according to Weston and Sampson it would not be possible. Mr. Cantor also noted that a 2 acre property near the pool recently came on the market and could be a potential site for an indoor pool.
  - Ali Rubin- She asked if the building would be available to school groups. Mrs. Chaston responded that it would be a public building and be scheduled like the other public buildings in town.
  - Anne-Marie MacDonald- She asked if there would be a working group appointed for this project. Mrs. Chaston responded that it had not been discussed with PPBC but it could be considered.
  - Sarah Mesnik- She suggested that Park and Recreation meet with other stakeholders. Mrs. Chaston responded that Park and Recreation is in preliminary discussions with a few members from the YMCA.

- Karen Mahoney- She asked if there was a general time frame for an indoor pool. Mrs. Chaston responded that right now the charge is to work on plans for an outdoor pool and there is no planned timeline to build an indoor pool.
- Ken Keyes- He would like the pool to be built away from the lake because of airborne contaminants. He suggested looking at the long term environmental impact and the risks of rebuilding the pool in the lake. Mrs. Chaston responded that the Commissioners are aware that this is a decision that will affect the community for decades and are they taking everything into consideration before making a final decision.
- Tess Mirch- She asked when would the project begin and would the pool have a zero depth entry. Mr. Jacob responded that once the design and permitting process is completed the plan is to start as soon as possible to maximize construction during off season. The zero depth entry is a conceptual design factor the Commissioners would prefer.
- Dave Dirks- Mr. Dirks thanked the Commissioners for all their work on this project. He expressed concern about re-building the pool in the lake, using lake water in the pool and wondered how much run off would go into the pool during floods. Mrs. Chaston responded that lake water vs non lake water is still under consideration. Mr. Retzky responded that the lake can be kept at a steady level by opening the dam as needed. He also noted that there would be upgrades in the filtering system.
- Felicia Mathias- She asked if the Commission had thought about working with other organizations to build an indoor pool and if there would be sand around the new pool. Mr. Retzky responded that the funding permitted a study of the Rosemary Site, and that the community has requested it stay at the current location. The Commission is moving forward to secure a design, funding and permitting to meet the 2018 deadline. The design of a new facility is the next phase and whether there would be sand or pavement would be decided in the design process.
- Ross Donald- He stated the current location is a picturesque vantage point and he does not see the need to change the way the pool is designed. Building the pool in or out of the lake is not a concern. He asked about softening the edges around the pool with more natural plantings. He has seen pools designed to look like lakes but function as a pool.
- Rebecca Tarantino- She noted the pool does not suit her family's needs. She would like to have an indoor pool option addressed in this vision. Mr. Jacob responded that the Commission is leaning towards 3B or 4A which would provide the ability to expand the scope of year round services but an indoor pool is not part of this project. The expectation is to have more programming and a nicer pool. Mr. DiCicco asked why the current pool does not meet her needs. Her response was that it is physically undesirable, not convenient, hours of operation are too short and there is a lack of services.
- Claire Dirks- She would like to make sure there are things for her age group.
- Julia Ochalla- She asked what kinds of programs will be available for children her age. Ms. Carey responded that the Commission is committed to having a variety of options offered at the pool for all ages. Some in-the-pool suggestions are slides, diving boards and climbing walls and year round use of the building for a variety of programs.

- Kate Curtin- She introduced herself as the Needham Sharks Summer Swim Team Coach. She is in favor of keeping the current structure and is interested in what the plan is to keep the water clean and what will the pool structure be made of. Ms. Carey responded that there are new advances in chlorination technology and there may be an option that properly treats the water without the same amount of chlorine.. The pool will likely be concrete.
- Mike Mathias- He asked about the operating costs of Option 3B and 4A. Ms. Carey responded that the operating costs would be similar. Although it would be rarely necessary, the lake could be drained in the fall which causes less disruption to the wildlife.
- Ian Teare-Thomas- He indicated the Needham Sharks and the Needham HS swim team would benefit greatly from a new pool. Currently the Rosemary Pool is too cold and dirty and the HS swim team is practicing too late in the evening at Babson College.
- Les Kalish- He asked why the lap lanes are closer to the shore in the design. Ms. Carey responded that the diving well needs to be 12 feet deep and lap lanes can be 6 feet deep so it makes sense to have the deepest part of the pool farthest away from the shore.
- Annie Kip- She indicated her family used Rosemary Pool when her 3 children were younger but stopped going when the children got older. She would like to have an indoor facility and a play area where teens could enjoy a bonfire and other activities. She wanted to know how the Commission determines what people want and how those needs will be met. She suggested creating a splash park at Greene's Field. Mr. Jacob noted according to the surveys and public meetings many needs are being met. The Commission wants the pool to be attractive to all but realize the pool may not be the solution for everyone's needs. Mrs. Kip stated a lot of money could be spent on this project and would not solve the problem of providing a space for teens. She would prefer the land become a recreational area without a pool. Mr. Retzky noted that enhancing programming and the park area around the lake could be a step towards making the space welcoming to all ages.
- Sergey Polak-He indicated a membership to Boston Sports Club is 6 or 7 times as much as a Rosemary Pool membership but Rosemary's closed more often. He also requested the length of the season and hours be increased. He asked if Option 3B would see any parking lot improvements. Mr. Jacob noted the parking lot will handle the run off and provide an increased number of parking spaces. All options have multiple moving parts and can be modified. The pool follows stringent health code regulations and is not closed any more then any other municipal pool. The pool seasonal staff members typically return to college in August which reduces the number of guards available to lengthen the season.
- Yasue Keyes- She stated that she was a lifeguard in Washington D.C. and the pool was never closed. She also noted that the project should be started from scratch to alleviate lake related issues by moving the pool into the hill. Ms. Carey indicated the pool is built at the bottom of a hill and recent improvements have been made to assist with drainage to divert rain water which has significantly reduced pool closings.
- Nir Goldberg- He stated because the current pool is situated in the lake it is unappealing and does not look clean. He would prefer the pool be built into the hill. He asked if the

Commission would allow other organizations to use the facility. Mr. Jacob indicated the facility would be a public space and would be available to the public.

- Polly Danieleski- She asked if the cost for other features was included in the estimates. She also stated the Needham Community Center is here to help. Mr. Jacob and Mr. Retzky indicated that in order to begin the permitting process design plans are necessary. The design could include added amenities such as a basketball court, splash park or ice skating but it would increase the cost of the project. The goal is to build something that everyone wants to come to with the understanding that cost will determine what can be added.
- Amy Hurley- As a member of the Needham Community Center she thanked the Commission for all their hard work and would love to see a partnership to have an indoor and outdoor pool. Mr. Toolan noted due to the space available if an indoor pool was included it would only be a 25 meter pool which is not large enough to be a competitive pool.
- Jo-Anne Ochalla- As a member of the Needham Community Center she thanked the Commission for all the time and effort put into this project. The NCC has a vision to offer accessible and affordable options for all ages. She urges the Commission to work collaboratively with Youth Services, the Board of Health and Community Education to meet the needs of the Town. She stated that with leadership working together we can leverage each others resources and fill in the gaps.

Mrs. Chaston thanked everyone for coming to the meeting and announced the next Commission meeting will be held on Wednesday, April 30<sup>th</sup> and a vote will be taken on the Rosemary Pool Project. At 8:55 a five minute break was announced before returning to the meeting. The meeting resumed at 9:00PM

2. **Minutes of Meeting: March 24, 2014:** Mr. DiCicco made a motion to approve the minutes of the March 24, 2014 meeting. Mr. Retzky seconded the motion and it was passed.
3. **Director's Report:** Submitted in writing prior to the meeting.
4. **Assistant Director's Report:** Ms. Peirce reported the Town-Wide Trash Clean Up, Rosemary Trail Clean Up and the Bay Colony Rail Trail Clean Up will be held this Saturday, April 12<sup>th</sup>. Ms. Peirce and Recreation Supervisor Nicole DiCicco are working on finalizing the Summer Brochure.
5. **Discussion Items**
  - a. **School Feasibility Study:** Nothing to report at this time.
  - b. **Town-Wide Facilities Study:** Ms. Carey announced the Town-Wide Facilities Study Group will be meeting next week. They are currently discussing the Town-owned land that is available for the Town projects.

- c. **Program Coordination with Other Town Departments:** To be discussed at a future meeting.
- d. **Spring/Summer Field Scheduling:** Ms. Carey reported almost all of the natural grass fields have been opened. The Parks and Forestry Superintendent is watching the ground thaw and overall is pleased with how the fields fared over the winter. A police car drove across Pollard in pursuit of another vehicle, but fortunately, no severe damage was noted. The youth programs were supportive of the late season opening, and communicated well with their members.
- e. **FY'15 Operating/Capital Budgets:** The League of Women's Voters Warrant meeting will be held on April 28<sup>th</sup> and Town Meeting will begin on May 5<sup>th</sup>.

## 6. Action Items

- a. **Harold J.A. Street, III Trust:** Ms. Carey requested \$4024 to purchase 64 trail marker signs and 64 U channel posts. Mr. Retzky made a motion to approve a request for \$4024 from the Harold J.A. Street III Trust to be used for trail signs and posts. Mr. DiCicco seconded the motion and the motion was approved unanimously.
- b. **Annual Request: Needham Swim Team:** Mr. Jacob made a motion to approve the request from the Needham Swim Team to use Rosemary Pool for practices and swim meets from June 25, 2014 to August 10, 2014 and to receive a waiver of the \$5.00 participant fee. Mr. Toolan seconded the motion and the motion was approved unanimously.
- c. **Special Event Request: Needham Baseball and Softball:** Mr. Jacob made a motion to approve the Special Event request from Needham Baseball and Softball for a 4 day Baseball Skills clinic at DeFazio (Small & Warner Fields) June 23-27 from 8:00AM-12:30PM. Mr. Toolan seconded the motion and the motion was approved unanimously.
- d. **Special Event Request: Rocket Lacrosse:** Mr. Jacob made a motion to approve a Special Event request from Rocket Lacrosse for a Rocket Summer Lacrosse Program at DeFazio and Memorial Park turf fields on June 23-25 from 9:00AM-2:00PM. Mr. Retzky seconded the motion and the motion was approved.
- e. **Special Event: Request: Norfolk Lodge A.F.& A.F:** Mr. DiCicco made a motion to approve the Special Event request from the Norfolk Lodge A.F. & A.F to hold a family picnic at Claxton Field on Saturday, August 9, 2014 from 11:00-5:00. Mr. Retzky seconded the motion and the motion was approved unanimously.

## 7. Topics for Future Agendas: Town Meeting Preparation Programming Overlaps Harold J.A. III Street Trust

Rosemary Pool, Commissioners discussion and vote

8. **Adjournment:** Mr. Retzky made a motion to adjourn the meeting at 9:20 PM. The motion was seconded by Mr. Jacob and the meeting adjourned at 9:20PM.
  
9. **Executive Session: Exception 6 – Real Property:** Mrs. Chaston made a statement at 9:20 PM recommending the Park and Recreation Commission adjourn its regular meeting and move into Executive Session under Exception 6 to consider the purchase, exchange, lease or value of real property as the chair has stated that discussion at an open meeting could have a detrimental effect on the negotiating position of the Town and Commission, and to not return into open session at the conclusion of the Executive Session. Mr. Retzky made a motion to adjourn its regular meeting and move into Executive Session under Exception 6 to consider the purchase, exchange, lease or value of real property as the chair has stated that discussion at an open meeting could have a detrimental effect on the negotiating position of the Town and Commission, and to not return into open session at the conclusion of the executive session. Mr. Jacob seconded the motion. Mrs. Chaston asked for a roll call vote. Mrs. Chaston, Mr. DiCicco, Mr. Jacob, Mr. Retzky and Mr. Toolan voted in favor of moving into Executive Session and the regular meeting adjourned at 9:20PM. Mrs. Chaston called the Executive Session meeting into order at 9:22PM. *Minutes recorded separately.*

Respectfully Submitted

Karen A. Peirce, CPRP  
Assistant Director

**APPENDIX A**  
**PARK AND RECREATION COMMISSION**  
**TOWN OF NEEDHAM, MASSACHUSETTS**

**Park and Recreation Commission Meeting**  
**Monday, April 7, 2014**  
**Powers Hall – Town Hall**

(Note: Not all attendees signed in)

Moe Handel	Rick Lunetta
Ann-Marie MacDonnell	Charles Nelson
Janet Jankowiak	Yasue Keyes
Maicharia Weir Lytle	Arden Marin
Polly Danieleski	Heidi Frail
Adam Cole	Kristen Mazzocchi
Jo-Anne Ochalla	Kate Curtin
Charlotte Sidell	Peter O'Neil
Bob Dermody	Ilene Asarch
Ted Cormier	Karen Price
Rachel Waldstein	Anne Finucane
Arthur Cantor	Karen Murray
Karen Mahoney	Nancy Bradham
Ian Teare-Thomas	Julie Blake
Kristin Mollerus	Laura Hynes
Connie Kaufman	Richard Oetheimer
Ken Kayes	Julie Richmond
Brian Lawlor	Melinda Shea
Diane Abbott	Barbara Livingston
Peter Goldberg	George Takovdes
Diane Roberts	Jen King
Arlene Cohen	Les Kalish
Tara Milligan	Alli Rubin
Julie Goodale	Felicia Mathias
Michael Mathais	Sergy Polak
Susan Abbott	Katy Dirks
John Gallo	Jen Schaffstein
Maureen Piotrowski	Matt Spengler
Susan Young	Nancy Sexton
Vance Fernandez	Susan McGarvey
Kiko Bracker	Annie Kip
Betty Lee	Sarah Mesnik
Tess Murcin	Donna Gryboski
Paul Good	Kate Ward
Amy Hurley	Ann Johnson
Ross Donald	Jill Oetheimer
Rebecca Tarantino	Pam Hallagan
Karen Shannon	Kerstin Thommer
Dirks Family 6 members	Mary MacMahon

# The Future of Rosemary Pool and Lake

Park and Recreation Commission  
Monday, April 7, 2014  
Town Hall – Powers Hall

# Background

- Began official study in March 2013 with Permanent Public Building Committee
- Study conducted by Weston & Sampson
  - Pre-Season to Post-Season
  - Pool, Building, Parking, Site
  - Regulations: MA Department of Public Health, Department of Environmental Protection; ADA

# Opportunities to Share Ideas

- Commission hosted input sessions for residents
  - Blue Sky - July 2013
    - Written comments submitted
    - On-Line survey conducted
    - Weston & Sampson visits with patrons
  - Presentation of Options – December 2013
  - Commission Review – April 2014
  - Commission Decision – April 30, 2014

# Considerations for the Four Options

- Based on input and observations, four major options reviewed:
  - Required permitting;
  - Estimated operating costs;
  - Capacity to provide programs – maintain, decrease or increase current capacity;
  - Estimated construction costs;
  - Challenges

# Points to Consider

- All options eliminate need to drain lake annually in spring for maintenance.
- Permit to drain lake expires in September 2018.
- All options consider public health codes for swimming, accessibility for all abilities, and environmental/wildlife habitat protection regulations.
- “Design drawings” are just concepts – no final design work was done as part of study

# Points to Consider

- Separate from the formal study, Commission have also considered:
  - Ability to use building for additional program space, year-round;
  - Ability to use outdoor space for other activities beyond just the pool;
  - Ability to use lake for non-swimming activities;
  - Avoid loss of summer swim season;
  - Offer opportunities for non-swimmers, children, teens, adults, senior adults

# Option 1 – Decommission Pool

- **1A - \$1,425,000 est** **6 Months**
  - remove pool, building – restore site to passive recreation site
- **1B - \$1,050,000 est** **12 Months**
  - remove pool; repurpose building for Town recreational uses
- **1C - \$19,000,000 est** **15+ Years**
  - Remove pool; restore ability to swim in lake; repair building/parking for lake swimming use

# Option 2 – Minor Renovation

- **2 - \$5,475,000 est**

**9 Months**

- 11,000 square foot pool; smaller pool reduces programming; code improvements to building; minor improvements to parking

# Option 3 – Major Renovation

- **3A - \$7,325,000 est** **9-12 Months**
  - 13,600 square foot pool built within existing structure; some reduction of programming; building improvements with bathhouse remaining on top floor
- **3B - \$8,300,000 est** **9-12 Months**
  - 19,700 square foot pool built within existing structure; maintain/increase program capacity; bathhouse on lower level with upper level year-round program space

# Option 4 – Full Replacement

- **4A - \$11,850,000 est** **18 Months**
  - 19,000 square foot pool in-land; maintain or increase program capacity; maintain/increase program capacity; bathhouse on lower level with upper level year-round program space
- **4B - \$13,250,000 est** **18 Months**
  - 4A option with bubble for year-round use of pool
- **4C - \$19,750,000 est** **24 Months**
  - 4A option, with additional natatorium for indoor pool connected to building

# Thoughts from Commission

- **Swimming in Lake**
  - Not a practical option for near-future
  - Continue with projects that improve storm-water flow and quality of lake water
  - Provide opportunities for use of lake that do not include swimming:
    - Trails
    - Fishing
    - Boating

# Thoughts from Commission

- Indoor Pool

- Desire in community to have indoor pool
- Rosemary not optimal site for indoor pool
- Difficult challenges for use of bubble
- Continue study of indoor option at another location
- Encourage that community needs be met if built in Needham by private entity

# Thoughts from Commission

- **Size of Outdoor Pool**
  - Current size = 21,000 square feet
  - Want to be able to offer same level of programming or more
  - Most smaller options (Option 2, 3A) create challenges to fit in all programs
  - Size of pool impacts the required number of toilet facilities and showers

# Thoughts from Commission

- Location of Pool
  - Moving pool up into hill
    - Re-opens full beach area and lake access
    - Moves closer to building
    - Eliminates number of trees
    - Requires retaining walls
    - Permits: Conservation Commission, DEP, Army Corp of Engineers

# Thoughts from Commission

- Location of Pool
  - Within existing shell
    - “Excavation” already complete, so ready to build
    - Can move building functions to lower level for easier use
    - Maintains trees and other areas for use
    - Permits: Conservation Commission, DEP

# Thoughts from Commission

- Year-Round use of site optimal
  - Best use of funds if Rosemary site has uses beyond summer pool season
    - Create areas in parking lot for other uses including basketball and skating?
    - Use building 12 months a year for programs?

# Thoughts from Commission

- Financing Questions
  - If the range is \$8-12 million, how much can the Town finance?
  - Is any portion of the project eligible for CPA funding?
  - How much funding might be available from other sources?
    - Grants
    - Fundraising

# Next Steps

- Commission vote
  - Written comments still accepted
    - Park and Recreation, 500 Dedham Avenue, Needham, MA
    - [pcarey@needhamma.gov](mailto:pcarey@needhamma.gov)
  - Wednesday, April 30 at 7:00 PM
    - PSAB – Charles River Room
  - Report decision to Board of Selectmen, Finance Committee, PPBC, Board of Health

# THANK YOU!

- Weston & Sampson
- PPBC, Steve Popper, Hank Haff
- Staff from DPW, Health, Conservation
- Board of Selectmen and Town Manager
- Staff from Park and Recreation, including Pool Staff
- Needham Swim Team, NHS Swim Teams, Needham Community Center
- Needham Channel, Needham Hometown Weekly, Needham Times, Needham Patch
- Most of all...all of you who have attended meetings, written letters and e-mails, participated in surveys, shared your opinions!!